

DOWNTOWN COMMISSION AGENDA

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Downtown Commission
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Tuesday, December 20, 2016

8:30 AM

Planning Division

77 N. Front Street, STAT Room (Lower Level)

- I. Call To Order**
- II. Approval of the November 15, 2016 Downtown Commission Meeting Results**
- III. Swear In Those In Attendance Who Wish To Testify**
- IV. Certificate of Appropriateness – Alterations, Previously Approved Projects**

Case #1 16-12-1

Address: 160 S. High Street

Columbus Commons

Applicant and Design Professional: Karen McCoy, MKSK

Property Owner: Capitol South Community Urban Redevelopment Corporation (CSCURC)

Request:

Certificate of Appropriateness for “Bosque” area of Columbus Commons CC3359.05(C)1), 3359.17(C)6, including:

- New drainage to relieve pooling
- Expanded planting beds and new planting
- Harder surface for seating and tables

Case #2 16-12-2

Address: 261 S. Front Street

Matan Project

Applicant & Property Owner: 261 Front, Ltd. (Lifestyle Communities)

Architect: Niles Bolton Associates (Atlanta)

Request:

Certificate of Appropriateness for addition to previously approved project (Matan Project)

Case #3 16-12-3

Address: 255 S. High Street

Applicant: Crawford Hoying Development Partners, Nelson Yoder

Property Owner: Swan Super Cleaners

Design Professionals : DesignGroup, Michael Bongiorno and Liz Maso

Request:

Reduction of overall height of previously Commission approved mixed use (apartment / retail / structured parking) building. CC3359.05(C)1)

Case #4 16-12-4

Address: 77 East Nationwide Blvd.

Applicant: Indus Hotels

David Kozar

Property Owner: 77 Hotel Partners LLC

Attorney: Jeffrey Brown

Design Professional : Braun & Steidl Architects, Craig VanderVeen

Request:

Alterations (Certificate of Appropriateness) of previously approved project (Hilton Canopy Hotel), including CC3359.05(C):

- Elimination of EIFS and replacement with brick
- Change of window detailing
- Changes in front lower level elevation – more glass on left, relocation of entry canopy

V. Certificate of Appropriateness – Final, New**Case #5 16-12-5**

Address: 89 E. Nationwide Blvd.

Applicant and Design Professional: FRCH Design Worldwide (Cincinnati); Douglas Richards, AIA

Property Owner: Philip J. Fulton, Trustee of Philip J. Fulton Recoverable Trust

Request:

Certificate of Appropriateness for addition, patio, canopy and signage. CC3359.05(C)1)

The project was conceptually reviewed by the Commission last month, see Results.

Case #6 16-12-6

ParksEdge Condominiums, Phase Two

Applicant: Nationwide Realty Investors, LLC (NRI)

Property Owner: Parks Edge Place LLC (NRI)

Design Professional : Columbus Architectural Studio, Daniel Hanes

Request:

Certificate of Appropriateness for a new 12 story condominium

ParksEdge One was approved by the Downtown Commission in November of 2015. Also approved at that time was the parking garage that will support the entire ParksEdge development and a two story foyer / club house connecting both phases of the ParksEdge development and bridging over to the parking garage.

VI. Conceptual Review**Case #7 16-12-7**

Address: 290 East Town Street

Applicant and Design Professional: Jennifer Carney (Carney Ranker Architects)

Property Owner: OhioHealth Corp.

Request:

Conceptual review for improvements to the first floor of a mixed use commercial (first floor) / parking garage (five levels) building, including: CC3359.05(C)1)

- Undulating canopy with supports
- Turret at the corner of Town and Sixth similar to motif used elsewhere near site by OhioHealth
- New storefront – windows and brick cladding
- Patio
- Landscaping – brick walk and planters
- OhioHealth signage at corner

VII. Certificate of Appropriateness – Signage**Case #8 16-12-8**

Address: 111 North Fourth St.

Applicant: Earl Staffan, exp US Services Inc.

Property Owner: Denson Parker, AT&T Corporate Real Estate

Request:

Certificate of Appropriateness for new skyline graphics. CC3359.05(C)1)

Case #9 16-12-9

Address: 146 South High Street / HighPoint / Swan Cleaners

Applicant: SignCom

Property Owner: Falco Smith & Kelley Ltd.

Request:

Certificate of Appropriateness for the installation of signage for relocating retail.
CC3359.05(C)1)

VIII. Certificate of Appropriateness – Land Use Approval**Case #10 16-12-10LU**

Address: 237 Cleveland Ave.

Applicant: Brian Zingelmann, Architect

Property Owner: Tarik Hamed, Katz Tires

Request:

Land use approval for automotive use (tire sales and service) of former (now vacant) commercial building. CC3359.05(C)1) 3359.17

Chapter 3359.17 (Downtown District in the Zoning Code) – requires certain uses permitted only by certificate of appropriateness, including Automobile repair shop or installation facility. The proposed tire sales and service use above qualifies for such use. As customary, property owners within 125 feet of the site have been notified of the proposal.

IX. Certificate of Appropriateness for Student Project**Case #11 16-12-11**

Address: 91 Cleveland Ave. Columbus College of Art and Design

Applicant: Tobias Katz

Property Owner: Columbus College of Art and Design

Request:

Certificate of Appropriateness for the construction of a “Tiny House”. CC3359.05(C)1)

X. Requests for Certificate of Appropriateness for Advertising Murals

Case #12 16-12-12M

YMCA Ad Mural

66 S. Third Street

Applicant: Orange Barrel Media

Property Owner: Capitol Square Ltd.

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of vinyl mesh advertising murals to be located on the north elevation at 66 S. Third St. Proposed mural – The YMCA “This is your time”. The Downtown Commission has previously approved numerous murals at this location, the current one being for Bud Light. CC3359.07(D)

Dimensions of mural: 29’W x 26’H Two dimensional, lit

Term of installation: Seeking approval from January 2 through March 31, 2017

Area of mural: 754 sf

Approximate % of area that is text: 3.3%

XI. Business / Discussion

Ad Mural Review Process

Public Forum

Staff Certificates of Appropriateness have been issued since last notification (November 11, 2016)

1. 144 E. State St. – in kind windows and door - Meleca Architects
2. 144 E. State St – rooftop patio for private residence (Meleca)
3. 145 E. Rich St. – projecting sign on S. Fourth St.
4. 50 W. Broad St. – LeVeque signage (prior approval from HRC)
5. 225 S. Third St. – Lot split – Two25 Commons project
6. 360 S. Third St. – United Way banner
7. 200 W. Nationwide Blvd. – Arena temporary security bollards – to be followed up with permanent streetscape design (NRI) to be reviewed by Commission

Note: Next meeting will be on January 24, 2017, the fourth Tuesday of the month (five weeks away).

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.